

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 27
Meeting Date: 02/8/01

SUBJECT: HIATT-BARNES HOUSE #HPO-2001.04

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)
Sherri Lesser, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: This is the first public hearing for Hiatt-Barnes House for designation as a Historic Property at 1104 South Ash Avenue.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **HIATT-BARNES HOUSE** (Dan O'Neill and Jenny Lucier, property owners) for designation as a historic property located at 1104 South Ash Avenue. The following approval is requested from the City of Tempe:

#HPO-2001.04 Designation as a Historic Property for the Hiatt-Barnes House on approximately .93 net acres at 1104 South Ash Avenue.

Document Name: 20010208devsrh05

Supporting Documents: Yes

SUMMARY: Reviewed and researched by the Historic Preservation Officer, this request meets the requirements as set forth in Chapter 14A "Historic Preservation" of the Tempe City Code. The present function of the property is residential with a potential use as a bed and breakfast. The property is currently zoned R3-R, Multi-Family Residential Restricted, and is identified as "residential" in General Plan 2020, and as part of a "heritage character area" in the Northwest Tempe Neighborhoods Strategic Area Plan. On November 9, 2000, the Historic Preservation Commission approved the designation of The Hiatt-Barnes House as a Tempe Historic Property by a 4-0 vote. The Planning Commission also approved the historic designation by a 7-0 vote on their consent agenda at their meeting on January 9, 2001. Staff recommends approval. To date, there has been no public input.

RECOMMENDATION: Staff – Approval of designation
HPC – Approval of designation
Public – None to date

- ATTACHMENTS:**
1. List of Attachments
 - 2-3 History & Facts / Description / Comments
 4. Location Map
 5. Historic Designation Nomination Forms
 6. HP staff report

HISTORY & FACTS:

1928. The Hiatt-Barnes house was built on Lot 16 in the Park Tract.
- January 09, 2001. Planning Commission voted 7-0, on the consent agenda, to approve the historic designation of the Hiatt-Barnes house.
- January 25, 2001. City Council introduced this request.

DESCRIPTION: Owner – Jenny Lucier and Dan O’Neill
Applicant – Jenny Lucier and Dan O’Neill, City of Tempe, Mark Vinson
Total site area – \pm .93 acres

COMMENTS: The Hiatt-Barnes house was built in 1928 on lot 16 in the Park Tract. The Park Tract subdivision opened in 1924 to ease the housing shortage experienced in Tempe between 1915 and 1930. The majority of the construction in the tract occurred between 1928 and 1930, after the tract was linked to the city’s sewage system.

The Hiatt-Barnes house is a two-story, wood frame structure in Georgian Styling with bungalow characteristics. The symmetry of the house suggests the Georgian style that is expressed in the central entry, the regular placement of the windows, and the height of the house. Some time prior to 1937, a wrap-around porch was added to the southwest corner of the house. Originally, it was a screened sleeping porch with openings that were later glazed and interior rooms created. At the time of purchase by the O’Neill-Luciers, the Hiatt-Barnes House was in a state of severe disrepair.

Context

The subject property is located south of University Drive and west of Mill Avenue. It is within the Maple/Ash neighborhood.

Integrity

As stated previously, the house was in a state of severe disrepair when purchased by O’Neill/Lucier. They initiated a major rehabilitation of the house in 1996. The most pressing problems with the house were related to the foundation and support structures. The main foundation for the house is poured concrete with an 18” stem wall and a partial basement. The structures supporting the floor in between the main foundations were 2”x 4” wood boards. The rehabilitation project undertaken by the owners does not diminish the historic integrity of the site. All modifications to the house were undertaken in consultation with a local architect and the Tempe Historic Preservation Officer and are in character with structures built within this period of significance, and comply with the Secretary of Interior’s Standards for Rehabilitation.

Significance

The house is important for the unique combination of architectural styling and its ties to prominent members of the community. This property was listed on the National Register of Historic Places on 7 May 1984.

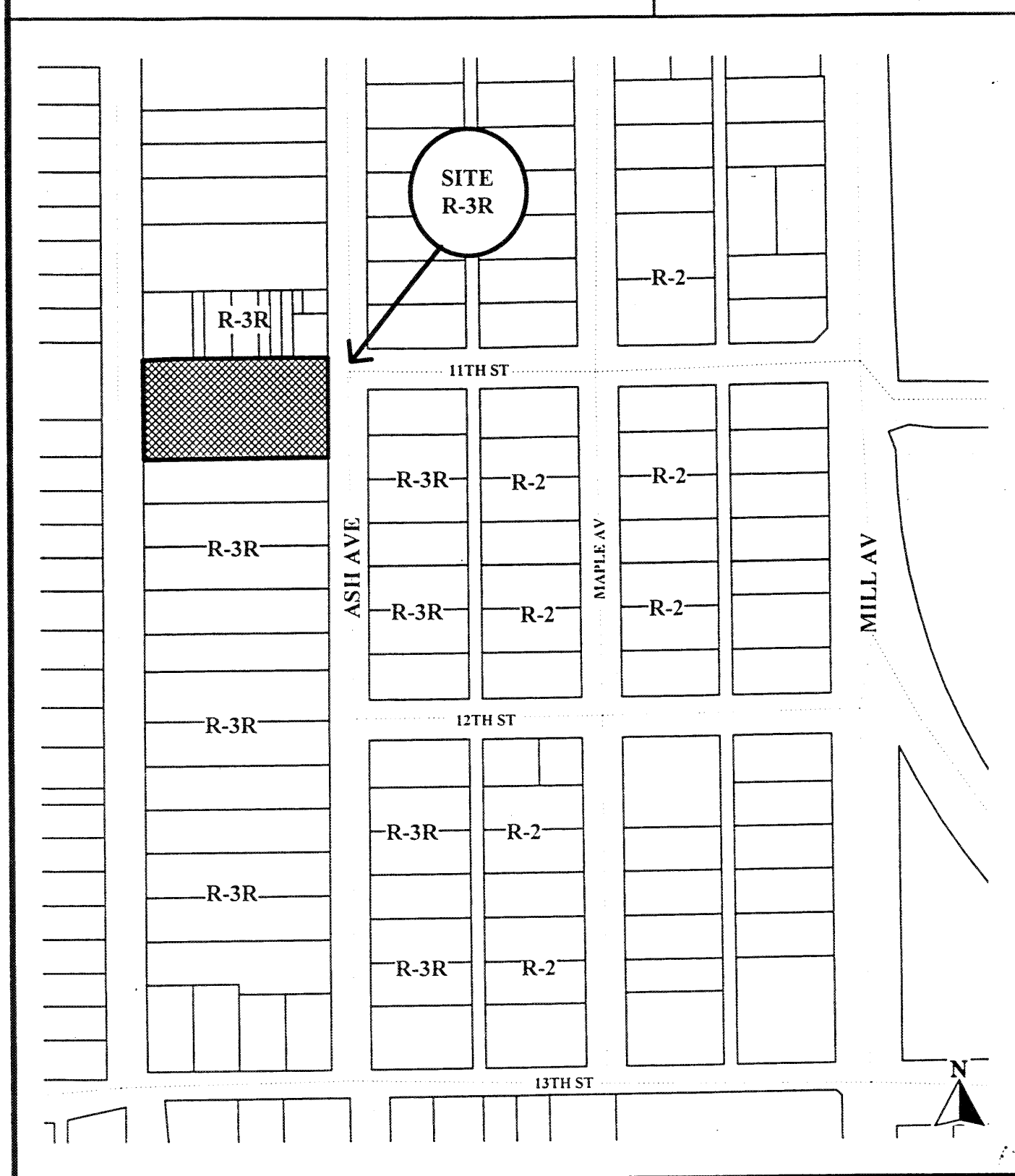
The subject property appears to meet the following criteria for designation, as found in section 14A-4 (a) of the Tempe City Code.

1. It meets the criteria for listing on the Arizona or National Register of Historic Places;
- 2a. It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - A significant portion of it is at least 50 years old
 - It is reflective of the city's cultural, social, political or event significant in local, state or national history.

The historic significance of the subject property warrants the designation as a Historic Property. Historic Preservation Commission, Planning Commission, and staff recommend approval.

HIATT-BARNES HOUSE

HPO-2001.04



Location Map SEE OTHER SIDE FOR MORE INFORMATION

HIATT-BARNES HOUSE	HPO-2001.04
<p><u>SYMBOL(S):</u></p> <div style="display: flex; align-items: center; margin-bottom: 10px;"> <div style="width: 20px; height: 20px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></div> <div>EXISTING RESIDENCE</div> </div> <div style="text-align: center; margin-bottom: 10px;"> <p>• (MODIFIED)</p> </div> <p>• REASSIGNED 2001 NUMBER FOR PROCESSING @ COMMISSION & COUNCIL</p>	

PUBLIC HEARING NOTICE

This is a notice for a public hearing for **HAITT-BARNES HOUSE** (Dan O'Neill and Jenny Lucier, property owners) for designation as a historic property located at 1104 South Ash Avenue. The following approval is requested from the City of Tempe:

#HPO-2001.04 Designation as a Historic Property for the Hiatt-Barnes House on approximately .93 net acres at 1104 South Ash Avenue.

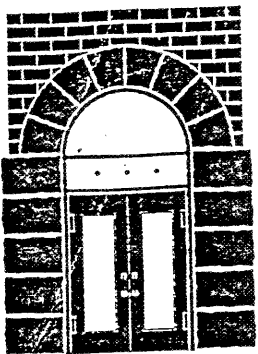
If you are interested you may attend a meeting of the Planning & Zoning Commission at 7:00 p.m. **Tuesday, January 9, 2001** at the **Council Chambers, 31 East Fifth Street**. This will be a public hearing and you may present your views in person at the hearing. Or you may respond in writing to the Planning & Zoning Commission, P. O. Box 5002, Tempe, AZ 85280-5002.

If you have any questions or wish to view additional material including artists renderings and elevations which are on file you may contact the Development Services Department at 480-350-8331 or come in to the office at 31 East Fifth Street.

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in the Planning & Zoning Commission meeting.

FILE COPY

MAILED
13-27-00



T · E · M · P · E ·
PRESERVATION

HISTORIC DESIGNATION
NOMINATION FORM

Historic Preservation
Officer
City of Tempe
Development Services
Department
P.O. Box 5002
Tempe, Arizona 85280
(480) 350-8028/8579 fax
www.tempe.gov/
historicpres

City of Tempe



Present, Common -- Proposed Name

The Barnes House

Property Location (Address or Boundaries)

1114 S. Maple
1104 S Ash

Historic Name

High Barnes House

Date of Construction / Source of Date

1928 / City of Tempe

Existing Historic Designation (check if any)

☒ National Register 5-7-84
(Date Listed)

☒ State Register ?
(Date Listed)

☐ Tempe Survey # _____

Present Function or Use

RESIDENCE + BED + BREAKFAST

Summary of Historic Function or Use (please continue on additional sheet if necessary)

See attached

Statement of Significance (refer to Designation Criteria in Historic Preservation Ordinance)

See attached

Classification (check one)

☒ Property (Building or Structure)

☐ Archaeological Site

☐ District

☐ Landmark

Ownership Information

DAN O'NEILL + JENNY LUCIER

Owner Name

1114 S MAPLE

Address

TEMPE AZ 85281

City

State

Zip

(480) 731 9213

Phone

Jennifer Lucier 9-7-00

Signature

Date

For Staff Use Only

Receive 20 SEPT 2000 em

DSD#: HPO # 2000.63

Hearings/Approvals:

HPC: 9 NOV 2000

P & Z: _____

Council: _____

* Reviews with other
impacted entities
(Boards, Commissions,
Neighborhoods, etc.)
should be scheduled
prior to initial public
hearing

Legal Description (Subdivision Name, Lot and Block)

LOT 16 BLOCK 7 PLAT FIRST
PARK TRACT

Assessor's Tax Parcel Number(s)

132-45-101 132 45 100
House parcel

Applicant Information (if different from ownership)

N/A

Owner Name

Address

City

State

Zip

Phone

Signature

Date

A CHECKLIST OF ADDITIONAL INFORMATION NECESSARY FOR NOMINATION IS INCLUDED
ON THE BACK OF THIS APPLICATION FORM. PLEASE INCLUDE THESE ITEMS WITH THE
NOMINATION FORM.

rev: 7/00

ARCHITECTURAL DESCRIPTION

STORIES 1-1/2 + basement	PORCHES Front veranda
FOUNDATION Concrete	APPLIED EXTERIOR ORNAMENT
STRUCTURAL MATERIALS Wood Frame	Tapered columns and balustered railing at porch
WALL CLADDING Wood Siding	INTERIOR
ROOF TYPE Gable medium pitch	Not accessible
ROOFING Sheet metal	ENVIRONMENT/LANDSCAPING
OUTBUILDINGS None	Mature trees in grassy lawn
WINDOWS Wood double hung	ALTERATIONS/DATES OF ALTERATIONS
ENTRY Central	Early addition to side matches original house

STATEMENT OF SIGNIFICANCE

1. Theme/Context

This building is associated with the context of Community Planning and Development. It falls under the theme of housing - custom homes.

2. Historical Association

The house was built by Fred W. Hiatt, an industrial arts teacher at Arizona State Teachers College (now ASU), occupying the building until 1934. O.L. Barnes acquired the house in 1937. Barnes, an entomologist for the Dept. of Agriculture, retired in 1966. During his tenure at the department, he also worked as a weather data recorder. For more information, see 1983 Janus form.

3. Architectural Association

The house was built in 1928, during the peak of construction activity in the Park Tract, and is representative of the style and quality of houses built in the tract at the time.

BIBLIOGRAPHY/SOURCES

Tempe News 2/11/28, 3/2, 12/25/25, 3/3/28, 8/4/28; Arizona Republic 12/1/82, Extra 1:14, 15; Interviews: O.L. Barnes, 12/6/82

NATIONAL REGISTER STATUS

- ☒ Listed
☐ Individually Eligible
☐ Potentially Eligible as Contributing Property

- ☐ Not Eligible due to AGE
☐ Not Eligible due to INTEGRITY

NRDate 5/7/84

Are Conditions Reversible? ☐ Yes ☐ No**REFERENCE FILES/REPORTS**

ARIZONA STATE HISTORIC PROPERTY INVENTORY

HISTORIC PROPERTY NAME Hiatt House		COUNTY Maricopa	INVENTORY NO. 125
COMMON PROPERTY NAME Barnes House		QUAD/COUNTY MAP	
PROPERTY LOCATION-STREET & NO. 1104 Ash			
CITY, TOWN/VICINITY OF Tempe		ASSESSOR'S PARCEL NO. 132-45-101	
OWNER OF PROPERTY O. L. Barnes		PHONE	
STREET & NO./P.O. BOX 1104 Ash			
CITY, TOWN Tempe	STATE Arizona	ZIP 85281	
FORM PREPARED BY Janus Associates, Inc.		DATE 12/82	
STREET & NO./P.O. BOX 2121 South Priest Suite 127		PHONE 967-7117	
CITY, TOWN Tempe	STATE Arizona	ZIP 85282	
PHOTO BY Tempe Historical Society		DATE 1982	
VIEW looking west			
HISTORIC USE residence			
PRESENT USE residence		ACREAGE less/one	
ARCHITECT/BUILDER			
CONSTRUCTION/MODIFICATION DATES Built 1928			



PHYSICAL DESCRIPTION

The Hiatt/Barnes House is a two-story, wood frame house in Georgian styling with bungalow characteristics. The house is sheathed in horizontal clapboard siding and has a medium-pitched roof. The foundation is of concrete and has several basement windows intact. The gable end at the front of the house has a slight overhang and is punctuated by a pair of small, rectangular, double-hung windows under three, small, triangular vents. A hipped roof porch extends nearly the length of the front facade. The porch roof is supported by four slightly tapering, square, wood pillars separated by a low ballustrade of slender wooden posts. The central entry is reached by a short flight of steps framed by low concrete walls. Windows are either paired or individually placed and are all double hung.

The symmetry of the house suggests the Georgian style, expressed in the central entry, the regular placement of the windows, and the height of the house. Bungalow overtones include the long open porch, tapering porch pillars, and gable end of the house.

The exterior is in excellent condition and appears unmodified. Most original features seem to be intact.

STATEMENT OF SIGNIFICANCE/HISTORY

The Hiatt/Barnes House was built in 1928, during the peak of construction activity in the Park Tract, and is representative of the style and quality of houses built in the tract at the time. The subdivision opened in 1924 to ease the housing shortage experienced in Tempe between 1915 and 1930. The majority of construction in the tract occurred between 1928 and 1930, after the tract was linked to the city's sewage system. The increased building activity in the tract also reflected the economic well-being of Tempe, which had just completed a decade of civic improvements. The house was built in 1928 by Fred W. Hiatt, an industrial arts teacher at the Arizona State Teachers College (now Arizona State University). The Hiatts occupied the house until 1934.

O. L. Barnes acquired the house in 1937 and still resides there. Barnes, an entomologist for the Department of Agriculture, retired in 1966. He has lived in Arizona since 1928. During his tenure with the Department, he also worked as a weather data recorder. Since 1958, he has been a volunteer weather recorder for the National Weather Service, using instruments installed at this house, totaling 52 years of service accumulating weather data. He was recently awarded the National Weather Service's Thomas Jefferson Award in Honor of his years of service.

SOURCES OF ABOVE INFORMATION/BIBLIOGRAPHY

Tempe News 2/11/28, 3:2
12/25/25
3/3/28
8/4/28

Arizona Republic 12/1/82, Extra 1:1-4, 15

Interviews: O. L. Barnes, 12/6/82

GEOGRAPHICAL DATA/LEGAL DESCRIPTION/VERBAL BOUNDARY DESCRIPTION

Lot 16, Block 7, Park Tract

GENERAL COMMENTS/FUTURE PLANS FOR PROPERTY

Arizona Historic Property Inventory Form

State Historic
Preservation Office
1300 W. Washington
Phoenix, AZ 85007

Survey Site No. T-1 125
County Maricopa
Property Name Hiatt House
Survey Area Tempe Multiple Resource Area Update

Accession Number	
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IDENTIFICATION

ADDRESS 1104 S. Ash
CITY Tempe Parcel No. 132-45-101
LOT 16 BLOCK 7 PLAT Park Tract
TOWNSHIP 1N RANGE 4E SECTION 22 QUARTER NW USGS QUAD Tempe
UTM REFERENCE Z 12 Easting 412430 Northing 3697765 Acreage <1

PROPERTY TYPE

Residence

HISTORIC USES

1. Residence
- 2.

PRESENT USE Residence

STYLE Bungalow

CONSTRUCTION DATE 1928

SOURCE OF DATE:

Maricopa County Assessor

ARCHITECT/BUILDER/CRAFTSMAN

STRUCTURAL CONDITION

☒ Good ☐ Fair ☐ Poor

INTEGRITY

☒ Good ☐ Fair ☐ Poor

INTEGRITY COMMENT

Evap. unit added to side of house

Negative Number

1. L-24
- 2.

Date of Photo

1. 7/23/96
- 2.

View

1. NW
- 2.

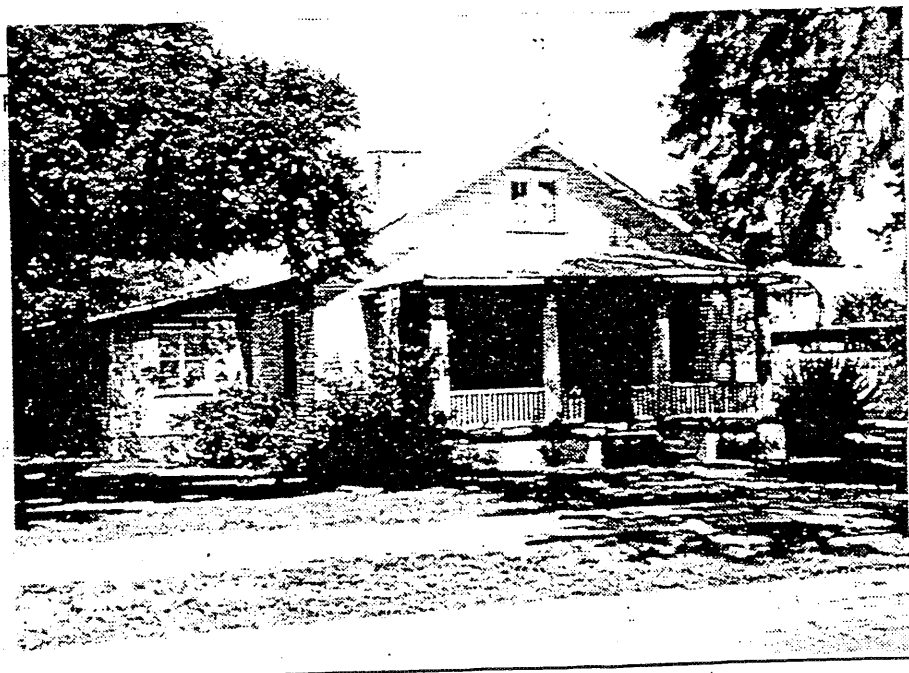
Photographer Or Source

J. Colon

Additional Photos Attached ☐

Photograph 2

Sketch Map



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1114 S. Maple Avenue
Tempe, AZ 85281-5644
480 731 9213 voice
480 731 9214 fax
jllucier@prodigy.net

Lucier O'Neill Family

September 19, 2000

Mr. Mark Vinson
Historic Preservation Officer
City of Tempe
Development Services Department
P.O. box 5002
Tempe, AZ 85280

Dear Mr. Vinson:

It was an honor to receive your invitation from the Commission to designate The Barnes House as historically significant in Tempe. In response, we are delighted to submit the enclosed application and attachments as required. The Barnes House is a special place to us as well as to our neighbors; we'd very much like to see it recognized as such by the City of Tempe.

We feel the Barnes House meets at least three of the designation criteria.

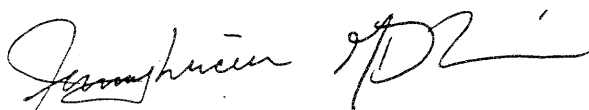
First, the house embodies distinctive characteristics of design and construction. According to Charles R. Morrison: The house can be characterized as a gable-front amalgam of temple front and shotgun exterior. It has a dropped pitched roof full façade porch with spindle rails and boxed supports. The roof is moderate pitch, covered with ribbed sheet metal. It has false beams on the gable and exposed rafters. The windows are double sash one over one.

Second, the house is greater than fifty years in age. In fact, this year, it is 72 years old.

And third, the house and yard represent a prominent visual feature of the neighborhood and likely of the city.

Thank you in advance for forwarding this application to the Commission with the addition of the mailing lists and labels (as per your e-mail). Please let us know the schedule of hearings and what else we need to do for this application.

Sincerely,



Jenny Lucier and Dan O'Neill

Staff Report

to the Historic Preservation Commission (HPC)

By: Sherri Lesser, Planner II

Thru: Mark Vinson, Historic Preservation Officer (HPO)

Meeting Date: 9 November 2000

Agenda Item #: IV

DSD Project Review #: HPO-2000.63 HPO-2001.04

REASSIGNED 2001 # FOR PROCESSING @ COMMISSION & C.C.

Re: Historic Property Designation: The Hiatt-Barnes House 1104 S. Ash Ave.

Background/Status

An application (see attached) for the designation of the above-referenced property as a Tempe Historic Property (and listing on the Tempe Historic Property Register) was submitted by the property owners, Dan O'Neill and Jennifer Lucier. The application has been reviewed by the Historic Preservation Officer and all requirements for notification, posting and advertisement, as set forth in Chapter 14A "Historic Preservation" of the Tempe City Code, have been met and a public hearing set. The present function of the property is residential with a potential use as a bed and breakfast. The property is currently zoned R3-R, Multi-Family Residential Restricted, and is identified as "residential" in General Plan 2020, and as part of a "heritage character area" in the Northwest Tempe Neighborhoods Strategic Area Plan.

History

The Hiatt-Barnes house was built in 1928 on lot 16 in the Park Tract. The Park Tract subdivision opened in 1924 to ease the housing shortage experienced in Tempe between 1915 and 1930. The majority of the construction in the tract occurred between 1928 and 1930, after the tract was linked to the city's sewage system. Fred W. Hiatt was the first owner of the Hiatt-Barnes House. He was an industrial arts teacher at Arizona State Teachers College (now ASU). He occupied the house until 1934. In 1937, Ola and Olus Barnes moved into the house. The only other developed property in the immediate area was the house on the corner of 10th and Ash. The land between the houses was a grazing lot for cattle until 1939. Ola and Olus Barnes lived in the house until their deaths in 1986 and 1988, respectively. Their son, William (Bill) Barnes, acquired the house upon their passing. Olus was known as the official volunteer weatherman for Tempe for 54 years. In 1957, the weather station moved from Van Ness Street and University Drive to the Barnes' backyard where it remained until late 1984. Olus Barnes received the National Weather Service's Thomas Jefferson Award in honor of his years of service. Dan O'Neill and Jenny Lucier acquired the house after Bill's passing in 1996.

The Hiatt-Barnes house is a two-story, wood frame structure in Georgian Styling with bungalow characteristics. The symmetry of the house suggests the Georgian style that is expressed in the central entry, the regular placement of the windows, and the height of the house. The bungalow overtones include the long open porch, tapering porch pillars and gable end of the house. The house is sheathed in horizontal clapboard siding and has a medium-pitched roof. A hipped roof porch extends nearly the length of the front façade. The front porch roof is supported by four slightly tapering, square, wood pillars separated by a low balustrade of slender wooden posts. Some time prior to 1937, a wrap-around porch was added to the southwest corner of the house. Originally, it was a screened sleeping porch with openings that were later glazed and interior rooms created. At the time of purchase by the O'Neill-Luciers, the Hiatt-Barnes House was in a state of severe disrepair. They initiated a major rehabilitation of the interior and exterior of the house including the restoration of the wrap-around porch to an open condition.

Context

The subject property is located south of University Drive and west of Mill Avenue. It is within the Maple/Ash neighborhood. An identifying characteristic of the neighborhood is the abundance of turf landscaping with fully-grown trees (maintained by flood irrigation system). The rear yard of the house abuts the Southern Pacific Railroad right-of-way to the west. Single-family residences surround the property to the east and to the south with a small multi-family complex to the north. In general, the immediate surroundings retain the single-family residential character typical during the structure's period of significance.

Integrity

As stated previously, the house was in a state of severe disrepair when purchased by O'Neill/Lucier. They initiated a major rehabilitation of the house in 1996. The most pressing problems with the house were related to the foundation and support structures. The main foundation for the house is poured concrete with an 18" stem wall and a partial basement. The structures supporting the floor in between the main foundations were 2"x 4" wood boards. The wood supports were over-stressed by the weight of the structure and were in direct contact with the ground. The direct wood-to-ground contact allowed severe termite infestation of the structure. All of these "intermediate support structures" were replaced with poured concrete footings, masonry columns, and appropriately sized and treated wood beams. Another goal of the rehabilitation was to return the wrap-around porch to an open condition. The southeast and southwest corners of the porch were retained as wood siding-on-frame walls with unglazed openings. A portion of the walls on the south and west sides of the porch were removed and replaced with support columns similar in appearance to the columns on the front of the house. The rehabilitation project undertaken by the owners does not diminish the historic integrity of the site. All modifications to the house were undertaken in consultation with a local architect and the Tempe Historic Preservation Officer, are in character with structures built within this period of significance, and comply with the Secretary of Interior's Standards for Rehabilitation.

Significance

The house is important for the unique combination of architectural styling and its ties to prominent members of the community. The Georgian styling with bungalow characteristics represent the style and quality of houses built in Tempe in the 1920's. The house was constructed during the peak of construction activity in the Park Tract. The increased building activity in the tract also reflected Tempe's economic well being (the city had just completed a decade of civic improvements in the late 1920's). This property was listed on the National Register of Historic Places on 7 May 1984.

The subject property appears to meet the following criteria for designation, as found in section 14A-4 (a) of the Tempe City Code.

1. It meets the criteria for listing on the Arizona or National Register of Historic Places;
- 2a. It is found to be of exceptional significance and expresses a distinctive character, resulting from:
 - A significant portion of it is at least 50 years old
 - It is reflective of the city's cultural, social, political or event significant in local, state or national history.

Recommendation(s):

Historic Preservation staff recommends that the Historic Preservation Commission approve the nomination and recommend to the Planning and Zoning Commission and City Council that the property be designated as a Tempe Historic Property.

Note: Per Chapter 14-A of the Tempe City Code, the application, if approved by HPC, will be forwarded to the Planning and Zoning Commission (PZC) for public hearing and action.

references: Tempe Multiple Resource Update, March 1997
Janus Report, "Hiatt House" December 1982
1996 Heritage Fund Grant Application
MANA Newsletter, 1988

attachments: application
vicinity map
site plan
photographs

Memorandum



Development Services Department

Neighborhood Planning + Urban Design

November 15, 2000

To: Planning and Zoning Commission

From: Mark Vinson, Historic Preservation Officer (HPO)
Sherri Lesser, Planner II

Thru: Planning and Zoning Staff

DSD Project Review #: ~~HPO-2000-63~~ *HPO-2001-04*
REASSIGNED 2001 NUMBER FOR PROCESSING @ COMMISSION & C.C.
Re: Historic Property Designation: *The Hiatt-Barnes House*

Recommendation:

The Historic Preservation Commission (HPC) has voted 4-0 on 9 November 2000 to approve this application and recommend to the Planning and Zoning Commission and City Council that the above referenced property be designated as a Tempe Historical Property. See attached staff report to the HPC for additional information. Please schedule this item for public hearing on your next available agenda.

- Notes: 1. Per Chapter 14A "Historic Preservation" of the Tempe City Code, once an application has been approved by the HPC, it must also be approved in public hearings by the Planning & Zoning Commission and the City Council. Please schedule a public hearing to consider this item on your next available agenda.
2. Designation does not change the underlying zoning of a property, however, it does result in the application of Historic "H" overlay zoning and the associated requirements of Chapter 14A of the City Code.

Attachments: Staff Report to the Historic Preservation Commission
application
vicinity map
site plan
photographs